113.0	0005	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	610,500 /	610,500
					USE VALUE:	610,500 /	610,500
					ASSESSED:	610,500 /	610,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
122		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MULLAHY SEAN
Owner 2:	ORANCHAK CATHERINE
Owner 3:	
Street 1:	122 SUNSET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SWIMM GEORGE D & MARY JANE -
Owner 2:	M/T SWIMM DONALD & EILEEN -
Street 1:	312 LYNNFELLS PKWY
Twn/City:	SAUGUS
St/Prov:	MA Cntry:
Postal:	01906

NARRATIVE DESCRIPTION

This parcel contains 4,658 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1280 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4658.000	218,700		391,800	610,500
Total Card	0.107	218,700		391,800	610,500
Total Parcel	0.107	218,700		391,800	610,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.95 | /Parcel: 476.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 72450

GIS Ref

GIS Ref

Insp Date 11/12/18

!8800!

PREVIOUS ASSESSMENT

Parcel ID 113.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	218,800	0	4,658.	391,800	610,600	610,600	Year End Roll	12/18/2019
2019	101	FV	193,500	0	4,658.	386,200	579,700	579,700	Year End Roll	1/3/2019
2018	101	FV	193,500	0	4,658.	296,700	490,200	490,200	Year End Roll	12/20/2017
2017	101	FV	193,500	0	4,658.	279,900	473,400	473,400	Year End Roll	1/3/2017
2016	101	FV	193,500	0	4,658.	257,500	451,000	451,000	Year End	1/4/2016
2015	101	FV	182,800	0	4,658.	240,700	423,500	423,500	Year End Roll	12/11/2014
2014	101	FV	182,800	0	4,658.	221,700	404,500	404,500	Year End Roll	12/16/2013
2013	101	FV	182,800	0	4,658.	221,700	404,500	404,500		12/13/2012

PRINT

Date	Time
12/10/20	23:20:39

LAST REV

Date	Time
09/04/19	09:37:25

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8800

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWIMM GEORGE D	46226-64		10/4/2005		398,300	No	No		
	8814-516		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
12/12/2008	Meas/Inspect	345	PATRIOT
2/8/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	72450
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4658		Sq. Ft.	Site		0	70.	1.20	6									391,820						391,800	

Total AC/HA: 0.10693 | Total SF/SM: 4658 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 391,820 | Spl Credit | Total: 391,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	316937
Depreciation:	98250
Depreciated Total:	218686

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

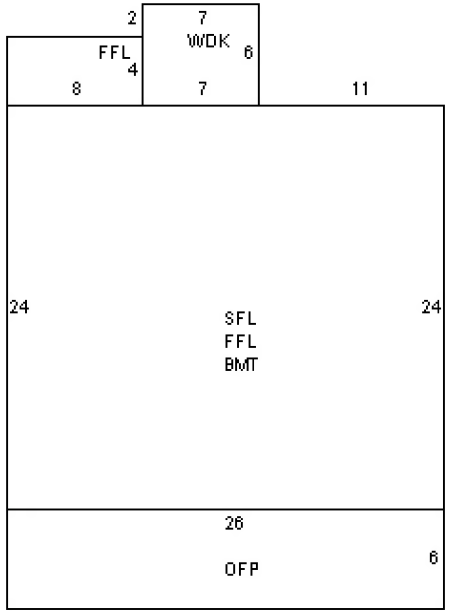
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	104.04
Final Total:	218700	Val/Su SzAd	170.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	656	165.380	108,486
BMT	Basement	624	49.610	30,958
SFL	Second Floor	624	165.380	103,194
OFP	Open Porch	156	26.540	4,140
WDK	Deck	42	15.680	659

Net Sketched Area:	2,102			Total:	247,437
Size Ad	1280	Gross Are	2102	FinArea	1280

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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